

March 19, 2021

Eric Gilbert, MCIP RPP, M Sc., Senior Planner
Community and Strategic Planning / County of Oxford
P.O. Box 1614, 21 Reeve Street Woodstock ON N4S 7Y3

Re: Northcrest Estates Phase 2 (Draft Plan 32T-07006)
Zoning Bylaw Amendment Application

Dear Mr. Gilbert,

This letter is to summarize the Zoning Bylaw Amendment application for Northcrest Estates Phase 2. Several site-specific provisions are required to facilitate the proposed development, as summarized below:

Single-Detached Dwelling – R1A

Provision	Required	Proposed
Lot Coverage, max	35%	45%

Single-Detached Dwelling – R2

Provision	Required	Proposed
Lot Coverage, max	40%	55%
Exterior Side Yard, min	6.0m	4.5m
Interior Side Yard, min	3.0m & 1.2m	1.2m
Rear Yard, min	7.5m	6.0m
Permitted Encroachment for Covered Deck	1.5m	3.0m

Street – Fronting TownHouse Dwelling – R3

Lot Area for Interior Unit, min	240 m ²	190 m ²
Lot Area for End Unit, min	330 m ²	235 m ²
Lot Frontage for Interior Unit, min	8m	6m
Lot Frontage for End Unit, min	11m	7.6m
Lot Coverage, max	40%	55%
Exterior Side Yard, min.	6.0m	4.5m
Permitted Encroachment for Covered Deck	1.5m	3.0m
Interior Side Yard, min	3.0m	1.2m

Also, for corner Townhome lots we request that the site-specific zoning include a provision that the longer corner property line be deemed to be the front lot line.

We also confirm that the SWM Design is based on total impervious surface area of 65% to account for 55% Lot Coverage, shed coverage (10 sq. metres/shed) and typical driveway coverage.

We appreciate your assistance in commenting on our proposal,

A handwritten signature in black ink that reads "Will Hayhoe". The signature is written in a cursive, slightly slanted style. There is a small dot at the end of the signature.

Will Hayhoe
President, Performance Communities Realty Inc.

C.c. Carlos Reyes, Director of Operations, Town of Tillsonburg
Shayne Reitsma, Manager of Engineering, Town of Tillsonburg
Cephas Panschow, Development Commissioner, Town of Tillsonburg
Geno Vanhaelewyn, Chief Building Official, Town of Tillsonburg
Chris Baird, Director of Recreation, Culture and Parks, Town of Tillsonburg
Reuben Davis, Supervisor of Engineering Services, County of Oxford
Andrew Vranckx, Senior Design Technologist, CJDLC Consulting Engineers
Peter Penner, Design Engineer, CJDLC Consulting Engineers
Kim Husted, Kim Husted Surveying Ltd.
John Spina, Lindprop Corp.